

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 8

SUBJECT **Wildcat Hill  
8-PP-2005**

REQUEST Request to approve a Preliminary Plat with amended development standards for a 76-lot custom home subdivision on a 360-acre parcel.

**Key Items for Consideration:**

- Context. A Master Environmental Design Concept Plan has been prepared for approval that will establish the character and tone for all of the components of this proposed Preliminary Plat.
- There will be no additional density with the approval of amended development standards.
- Amended development standards for: lot size, NAOS, open space and preservation of major terrain features.
- Custom lots will range from 144,000 to over 600,000 square feet in area, and the average lot size is 190,000 square feet.
- Building envelopes will average 50,000 square feet and all area beyond the building envelopes will remain as open space.
- Wildcat Hill will be preserved with a Conservation Easement as well as Natural Area Open Space (NAOS)
- A Scenic Corridor will be provided along Cave Creek Road.
- There will be an additional 20 acres more than the required NAOS to be dedicated for open space.
- All drainage patterns will remain natural and unobstructed to provide for the preservation of wildlife corridors.

OWNER Wildcat Hill LLC  
602-954-4550

APPLICANT Mark Borushko  
CONTACT MB Group LLC  
480-941-1444

LOCATION Southeast corner of Cave Creek & Bartlett Lake Roads

BACKGROUND **Zoning.**  
The site is zoned Residential, R1-190 ESL (Single Family Residential/Environmentally Sensitive Lands). The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features are to be protected.

**Context.**

This subdivision is located at the southeast corner of Bartlett Lake and Cave Creek Roads.

- North: R1-190 to the north, The Quail Ridge Subdivision.
- South/Southeast: R1-190 to the south, unsubdivided. The Tonto National Forest to the south and southeast.
- West: The surrounding property is zoned R1-43 to the west, Desert Mountain, Carefree Hills, and Vista Valle.

The site is approximately 360-acres and is currently vacant. The site has several washes that run through it in a southerly direction. Site elevations range from 3240 feet to 3275 feet above sea level. The most significant features of the site include numerous rock outcropping, wash corridors and the Wildcat Hill Landmark.

The site vegetation consists of desert trees, shrubs, ground covers, and cactus. The tree species consist of Blue Palo Verde, and mesquite, Foothill Palo Verde, and Ironwood. Saguaro, cholla, barrel, hedgehog and ocotillo cactus are found throughout the site, as well as acacia, creosote, and jojobas shrubs.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The proposed preliminary plat with amended development standards includes:

- Allowed Density: 0.22 units/acre
- Site Area Gross: 360± Acres
- Allowed Units: 76
- Proposed Units: 76
- NAOS Required: 145.62+/- Acres
- NAOS Provided: 171.25+/- Acres
- Maximum Building Height Allowed: 24 feet
- Maximum Building Height Proposed: 24 feet

The lots range from 144,000 to 600,000 square feet. The project is a gated subdivision with the main entrance on Cave Creek Road. Emergency access is provided between Lots 58 and 59. Access to the Tonto National Forest will be limited as per the request of the Forest Department. The entrance consists of natural stone on CMU with a red brick cap and decorative steel gates. The barrier fence along Cave Creek Road will consist of natural stone on CMU with red brick cap 16 feet on center 4 feet high and connected by chain. The proposed fence separating the subdivision from the Tonto National Forest will consist of 4 foot high wood posts, 40 feet on center with 3 strands of 12.5 gage wires; the fence will be 100% open. The fence along the forest border is at the request of the Forest Department. The Gate House will be constructed using natural stone, red brick caps, stained wood columns with a mission tile roof. All walls will consist of natural stone veneer on CMU.

**Key Issues.**

The Pre-annexation agreement between The Wildcat Hill LLC and the City of Scottsdale was approved and recorded (Resolution #5570) in December 2000. The agreement had a "Duration of Agreement (5.g)" that states, "the pre-annexation agreement shall automatically terminate and be of no further force or effect on January 15, 2005; provided, however, that if the parties mutually determine that a longer period for the performance of the provisions of the Agreement is necessary for any reason, the term of the Agreement may be extended by a written amendment." The applicant did not exercise the right to extend the agreement, and after the expiration of the agreement the applicant formally applied for DRB approval of the revised preliminary plat.

All stipulations in the expired agreement are no longer valid. Staff has had numerous meetings with the applicant for the purpose of reapplying some of the stipulations from the previous agreement. The applicant has made an effort to accommodate the environmental concerns of the neighbors as well as city staff.

The applicant has provided a 130 to 140 foot buffer adjacent to the Carefree Hills subdivision thereby creating a natural open area for the existing homes along the projects western border.

IMPACT  
ANALYSIS

**Traffic.**

The proposed residential development fronts Cave Creek Road to the north and Bartlett Lake Road to the east. Bartlett Lake Road is owned by the Forest Department. The applicant will provide a right and a left turn lane at the entrance on Cave Creek Road. A 5-foot wide bike lane will be provided on Bartlett Lake Road. All streets will be internal.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site and staff has approved the water and sewer basis of design.

**Police/Fire.**

Scottsdale Fire Department has reviewed this Preliminary Plat and finds that it conforms to the minimum requirements for fire apparatus access. There are no service impacts.

**Schools.**

The Cave Creek Unified School District has been notified of this application.

**Open space/Scenic Corridors.**

Open space will be provided within the washes and partially around the building envelopes. The 100-foot wide scenic corridor will be dedicated along the northern property boundary adjacent to Cave Creek Road.

**Community Involvement.**

There have been inquiries from the residents of Cave Creek Hills regarding the setbacks from their southern border. The residents of the four out parcels along the northeastern portion of the site have notified the staff of a private agreement from the previous owner. The agreement is private and does not involve the City of Scottsdale.

**Other Boards and Commissions.**

1. December 11, 2000 the city entered a pre-annexation agreement with the Wildcat Hill LLC.
2. May 2001 the City Council adopted Ordinance #3383 applying R1-190 ESL zoning on newly annexed R-190 County lands for Wildcat Hill parcel in the area of Bartlett Lake and Cave Creek Roads. (7-ZN-2001)
3. The applicant will seek approval of the Master Environmental Design Concept Plan simultaneously with the application. (1-MP-2005)

STAFF  
RECOMMENDA  
TION  
RESPONSIBLE  
DEPT (S)

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

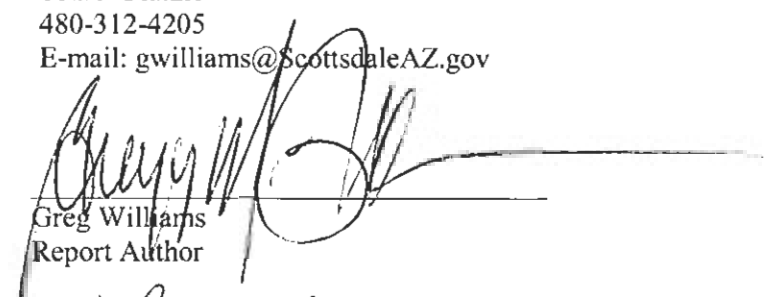
**Planning and Development Services Department**  
Current Planning Services

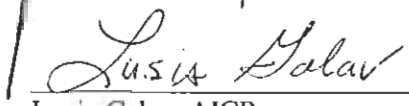
**STAFF**

**CONTACT (S)**

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Senior Planner  
480-312-4205  
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**APPROVED BY**

  
\_\_\_\_\_  
Greg Williams  
Report Author

  
\_\_\_\_\_  
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Interim Current Planning Director  
Phone: 48-312-2506  
E-mail: [lgalav@scottsdaleAZ.gov](mailto:lgalav@scottsdaleAZ.gov)

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

8-PP-2005

7/25/05

Preliminary Plat Application Narrative for:



**PREPARED BY:**

Tornow Associates, P.C.

**PREPARED FOR:**

Wildcat Hill - Scottsdale Limited Partnership  
Attn: Michael F. Diessner  
2141 E. Highland Avenue, # 160  
Phoenix, AZ 85016  
[602] 954-4550

**CASE REFERENCE:**

143-PA-04  
08-PP-05  
01-MP-05

**PREPARED:**

05/31/05  
07/21/05 Revised



**TORNOW ASSOCIATES, P.C.**

**ATTACHMENT #1**

Preliminary Plat Application Narrative for:

## **WILDCAT HILL**

Prepared By: Tomow Associates, P.C.

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### **DESIGN TEAM.**

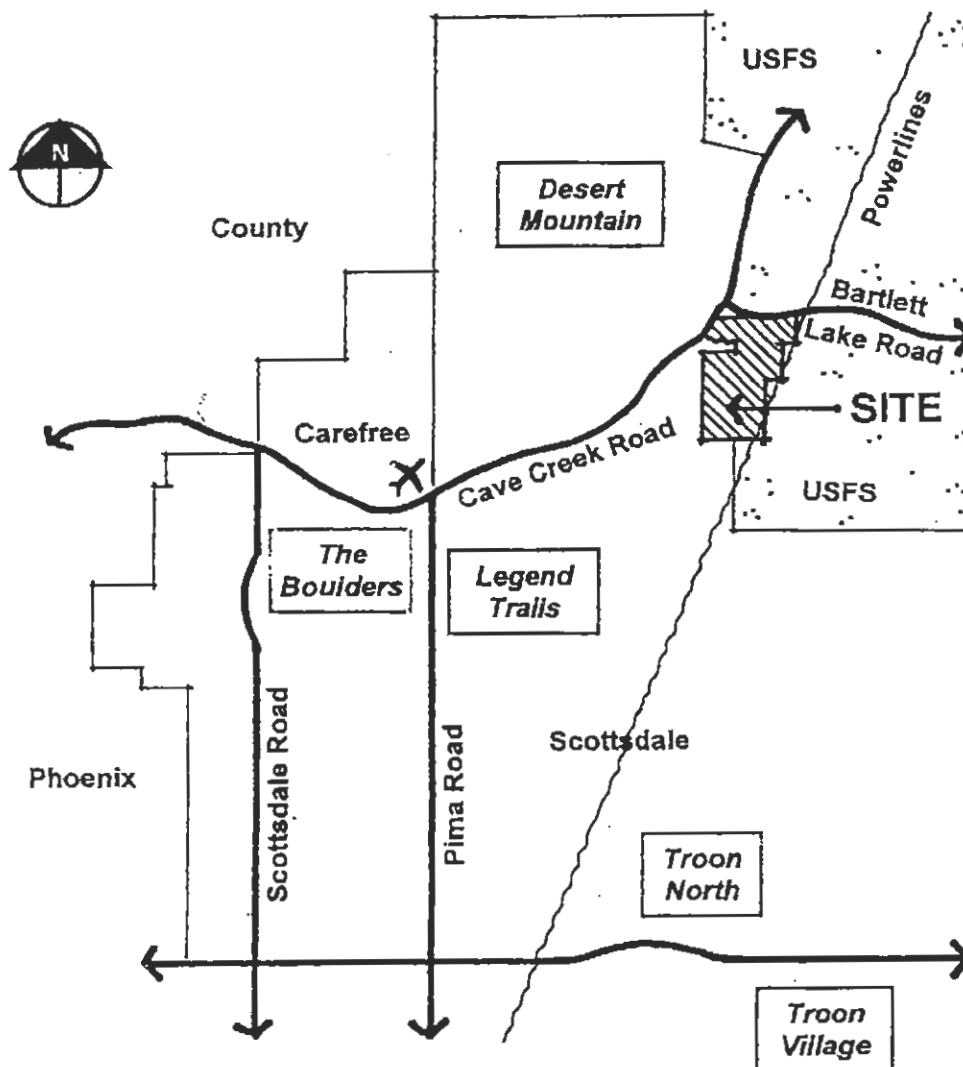
- |  |  |
|--|--|
| ▪ <b>Owner:</b><br>Wildcat Hill - Scottsdale Limited Partnership<br>c/o Michael F. Diessner<br>2141 E. Highland Avenue, # 160<br>Phoenix, AZ 85016<br>[602] 954-4550 | ▪ <b>Project Manager:</b><br>MB Group, L.L.C.<br>c/o Mark Borushko<br>4300 N. Miller Road, Suite 240<br>Scottsdale, AZ 85251<br>[480] 941-1444                 |
| ▪ <b>Community Planning:</b><br>Tornow Associates, P.C.<br>c/o Roger M. Tornow<br>7610 E. McDonald Drive, Suite E<br>Scottsdale, AZ 85250<br>[480] 607-5090          | ▪ <b>Civil Engineer:</b><br>Gilbertson Associates, Inc.<br>c/o David Gilbertson<br>8502 E. Princess Drive, Suite 100<br>Scottsdale, AZ 85255<br>[480] 607-2244 |
| ▪ <b>Legal Counsel:</b><br>Biskind, Hunt & McTee, P.L.C.<br>c/o Shelly McTee<br>11201 N. Tatum Boulevard, Suite 330<br>Phoenix, AZ 85028<br>[602] 955-2328           | ▪ <b>Community Architecture:</b><br>SHJ Studio<br>c/o Craig Johnson<br>1110 E. Missouri Avenue, Suite 380<br>Phoenix, AZ 85014<br>[602] 248-4912               |

## **WILDCAT HILL**

### **LOCATION.**

**WILDCAT HILL** is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The site is approximately 360-acres in area and is currently vacant. The site shares common boundaries with the Tonto National Forest on the north and east and partially to the south along with undeveloped private property to the south. Low density residential development exists west of the **WILDCAT HILL** site including the Desert Mountain and Carefree Hills neighborhoods.

### **LOCATION MAP.**



## **WILDCAT HILL**

### **INTRODUCTION.**

This request is for approval of a preliminary plat with amended development standards and a Master Environmental Design Concept Plan [MEDCP] for a seventy-six [76] lot custom home subdivision. The site is currently zoned R1-190 ESL which allows for low density, large lot development. Lots will range in area from 144,000 square feet to over 600,000 square feet. All lots will feature carefully planned development envelopes that maximize the protection of the numerous site amenities which include regional mountain vistas, wash corridors, vegetation, boulder outcroppings and the namesake landform – Wildcat Hill.

### **ENVIRONMENTAL CONDITIONS.**

#### E.S.L.O. Landform.

A majority of the **WILDCAT HILL** site is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands [ESL] ordinance. A portion of the site, Wildcat Hill, is designated as Hillside Landform. All NAOS requirements will be based on slope designations within these landform conditions as set forth in the ESL ordinance.

#### Topography & Slope.

The topography of the site undulates between the various wash corridors that run through the site in a southerly direction. Elevations on the site range from 3050' near the southwest corner of the site to over 3275' near Bartlett Lake Road. Wildcat Hill features elevations that reach 3240'.

A slope analysis for the site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS for the site is approximately 40%.

#### Vegetation/Site Features.

Vegetation found on the site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are also found throughout the site. A majority of the plant concentrations, especially the trees, predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application.

The most significant features of the site include numerous scattered rock outcroppings, wash corridors and the Wildcat Hill landmark. Additionally, there are significant views in all directions from various vantage points on the site. All of the proposed lots and roads have been sited to minimize disturbance to these features.

#### Man-made Features.

Due to the adjacency to the Tonto National Forest east of this site, several unimproved and unauthorized multi-use trails traverse the site. Further, due to the heavy trail user activities, there are significant debris piles scattered along the trails including at the top of Wildcat Hill. The other man-made feature



## **WILDCAT HILL**

present on the property is power line towers located within a regional power line corridor that parallels the east edge of the site.

Hydrology Analysis.

Gilbertson Associates, Inc. has prepared a preliminary analysis of the site hydrology. This analysis has been submitted under separate cover for review by City staff.

Archaeology Survey.

A report detailing the archaeology survey findings for the site has been prepared by SWCA, Inc. and submitted with this application.

### **REQUEST.**

Request. The applicant requests approval of the proposed seventy-six [76] lot subdivision plat including amended development standards [ADS] and community architecture as described in the associated MEDCP document submitted with this application.

Plan Summary.

- Existing / Proposed Zoning: ..... R1-190 ESL
- Allowed Density: ..... 0.21 units/acre
- Site Area [Gross]: ..... ± 360 Acres
- Allowed Units: ..... 76
- Proposed Units: ..... 76
- N.A.O.S. Required: ..... 40%
- N.A.O.S. Provided: ..... 46%
- Maximum Height [per ESL ordinance]: ..... 24'

Development Concept. The preliminary plat request includes seventy-six [76] custom home lots with a strong emphasis and focus on the significant natural amenities found on the site. Lots will range from 144,000 square feet to over 600,000 square feet in area. **THE AVERAGE LOT SIZE IS 195,730 SQUARE FEET WHICH IS CONSISTENT WITH THE R1-190 ORDINANCE.** Site specific development envelopes are delineated for each lot. The typical development envelope is approximately 50,000 square feet in area resulting in over 65% of the lot being left as open space [dedicated NAOS and/or undedicated NAOS]. The custom home concept allows for the preservation of the main washes that run through the site as well as the boulder outcroppings present on-site through the use of development envelopes.

The project development team has spent a significant amount of time on site evaluating appropriate development areas and identifying natural areas that should be preserved. The result of this effort is a plan that offers spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the site. Over 165 acres of the 360-acre site will be preserved as dedicated natural area open space.

Access to the **WILDCAT HILL** subdivision will be provided from Cave Creek Road. The entrance will be gated per the MEDCP plans submitted with this application.

## **WILDCAT HILL**

Native Plant Inventory. A preliminary native plant inventory for the subdivision has been submitted with this application. The inventory identifies all vegetation located in roadway and easements to be disturbed during the construction of the subdivision. Specific plant inventories for each lot will be prepared on a lot-by-lot basis based on specific grading and drainage plans for each home site.

Boulder Protection Program. The site plan was carefully laid out to minimize disturbance to the significant outcroppings. All development envelopes were thoughtfully delineated to protect boulder features within the individual lots. Further, specific boulder surveys and protection plans will be required for each lot and will be prepared on a lot-by-lot basis based on specific development plan for each home site. An inventory of boulder features present within roadways and utility easements will be submitted with the final plat and improvement plans. The inventory will identify all "significant" boulders as defined in the zoning ordinance [section 3.100].

Landscape Development. The landscape theme for the subdivision will feature predominantly indigenous trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color in non-N.A.O.S. areas near the entrance and in other common areas. Per the ESL ordinance, any proposed turf will not be visible from off-site. The proposed design elements are included in the WILDCAT HILL MEDCP submitted with this application.

Cave Creek Road Scenic Corridor. A fifty [50] foot Scenic Corridor is being provided adjacent to Cave Creek Road on the northwest frontage of the site. The corridor will feature indigenous vegetation [undisturbed and revegetated]. The landscape concept plans are set forth and described within the WILDCAT HILL MEDCP.

Design Guidelines and C.C.&R.'s. The master developer of this site will prepare architectural and landscape design guidelines for the future homes within WILDCAT HILL. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom home designs will be controlled by the H.O.A. architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team.

A preliminary draft of the subdivision C.C. & R.'s have been submitted with this application.

### **PUBLIC PARTICIPATION PROGRAM.**

The owner and project manager have been communicating with adjacent neighbors during the review of this application. Specific comments from those communications will be provided to the City staff as a part of the Citizen Participation Report.

### **AMENDED DEVELOPMENT STANDARDS [ADS] JUSTIFICATION.**

In order to accommodate the numerous natural open space elements present on this site, the owner proposes to utilize ADS as allowed in the Environmentally Sensitive Lands [ESL] Ordinance, Section 6.1083. The justifications for the ADS are as follows:

## **WILDCAT HILL**

1. Provision of additional NAOS. The current site plan includes approximately twenty acres more dedicated NAOS than required. This is an increase of approximately 13.8% more NAOS [ 20 acres additional ÷ 145 acres required = 13.8% additional ].
2. Preservation of Wildcat Hill. The varied lot sizes and widths allow for flexibility in the site plan that accommodates the preservation of the Wildcat Hill as permanent open space. Future protection of Wildcat Hill will be solidified through the use of NAOS and/or other easements recorded with the final plat. Easements will be created to prohibit public use of the hill to prevent further disturbance and trash dumping. Further, the community will be developed with strict C.C. & R.'s and deed restrictions that restrict the use of this area. This preserved mountain feature not only benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and area visitors.
3. Environmentally sensitive and creative site plan. The amended development standards allow for site specific creativity and sensitivity in the planning and engineering components of the development. Development envelopes, roads and lots have been planned with the most appropriate solution for each location.
4. Ability to preserve local drainage patterns and wildlife corridors. The curvilinear street pattern and varied lot lines create an opportunity to manage local drainage patterns through the site to the properties to the west and south. This opportunity would be more difficult with the numerous other design constraints present on-site without ADS.
5. Provision the Cave Creek Road Scenic Corridor. The ADS allow the applicant to provide the Scenic Corridor without being penalized with the loss of density allowed by the underlying zoning. The City's goals can be met in a creative manner without negative consequence to the subdivision.
6. Introduction of flag lots. Flag lots are proposed as a technique for reducing road pavement and the requirement for full width lots. With lots of this size, full street frontage is not necessary to provide reasonable access to development envelopes. In some cases, flag lots will minimize disturbance and wash crossings.
7. Ability to provide serpentine street and varied lot configurations. The varied street alignment and lot configurations allow for a unique plan that responds to the topography without resorting to a "grid" pattern layout to achieve the allowed density on the site.
8. Ability to provide enhanced entry feature to the neighborhood. The "non-grid" layout also accommodates a more interesting entry experience and feature at Cave Creek Road. The entrance can be setback from the Scenic Corridor which preserves the natural character of this scenic, regional road.
9. Average Lot Size. While the minimum lot size is approximately 144,000 square feet, the AVERAGE lot size within the project is approximately 195,730 square feet. The average lot size exceeds the minimum lot size of 190,000 square feet as required by the R1-190 zoning district.

### ***NO ADDITIONAL DENSITY IS ACHIEVED WITH THE PROPOSED AMENDMENTS.***

A "legislative draft" and full summary table for the R1-190 zoning district follows:

**WILDCAT HILL**

**SECTION. 5.010. R1-190 SINGLE-FAMILY RESIDENTIAL DISTRICT [AMENDED].**

Section. 5.011. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section. 5.014. Property Development Standards.

The following property development standards shall apply to all land and buildings in the R1-190 district:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~one hundred and ninety thousand [190,000]~~ **ONE HUNDRED FORTY-FOUR THOUSAND [144,000]** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. All lots shall have a minimum width of ~~three hundred [300]~~ **TWO HUNDRED TWENTY-FIVE [225]** feet.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY [20] FEET MEASURED AT THE PROPERTY LINE.**

C. *Density.* There shall be not more than one [1] single-family dwelling unit on any one [1] lot.

D. *Building height.* ~~No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR [24] FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

E. *Yards.*

1. Front Yard.
  - a. There shall be a front yard having a depth of not less than sixty [60] feet.
  - b. Where lots have a double frontage on two [2] streets, the required front yard of sixty [60] feet shall be provided on both streets.
  - c. On a corner lot, the required front yard of sixty [60] feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street **WITH A MINIMUM SETBACK OF FORTY-FIVE [45] FEET.**
2. Side Yard. There shall be a side yard of not less than thirty [30] feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than sixty [60] feet.
4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten [10] feet between an accessory building and the main building.

**WILDCAT HILL**

2. The minimum distance between main buildings on adjacent lots shall be not less than sixty [60] feet.

**SECTION. 5.010. R1-190 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE**

Development Standard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	190,000	144,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	300'	225'	25%	25%
2. Flag Lots	--	20'	--	--
C. Maximum Building Height	30'	24'	--	--
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front [Face of building]	60'	--	25%	--
b. Front [Face of garage]	60'	--	25%	--
c. Front [Corner lot side street]	60'	45'	25%	25%
d. Front [Key lot side street]	60'	--	25%	--
e. Front [Double frontage]	60'	--	25%	--
2. Side Yard				
a. Minimum	30'	--	25%	--
b. Minimum Aggregate	60'	--	25%	--
3. Rear Yard	60'	--	25%	--
E. Distance Between Buildings [Min.]				
a. Accessory & Main	10'	--	--	--
b. Main Bldg. On Adjacent Lots	60'	--	--	--
F. Maximum Wall Height				
a. Front	3'	--	--	--
b. Side	8'	--	--	--
c. Rear	8'	--	--	--
d. Corner Lot/Key Lot	8'	--	--	--
e. Corral fence	6'	--	--	--
G. Development Perimeter Setbacks	--	--	--	--

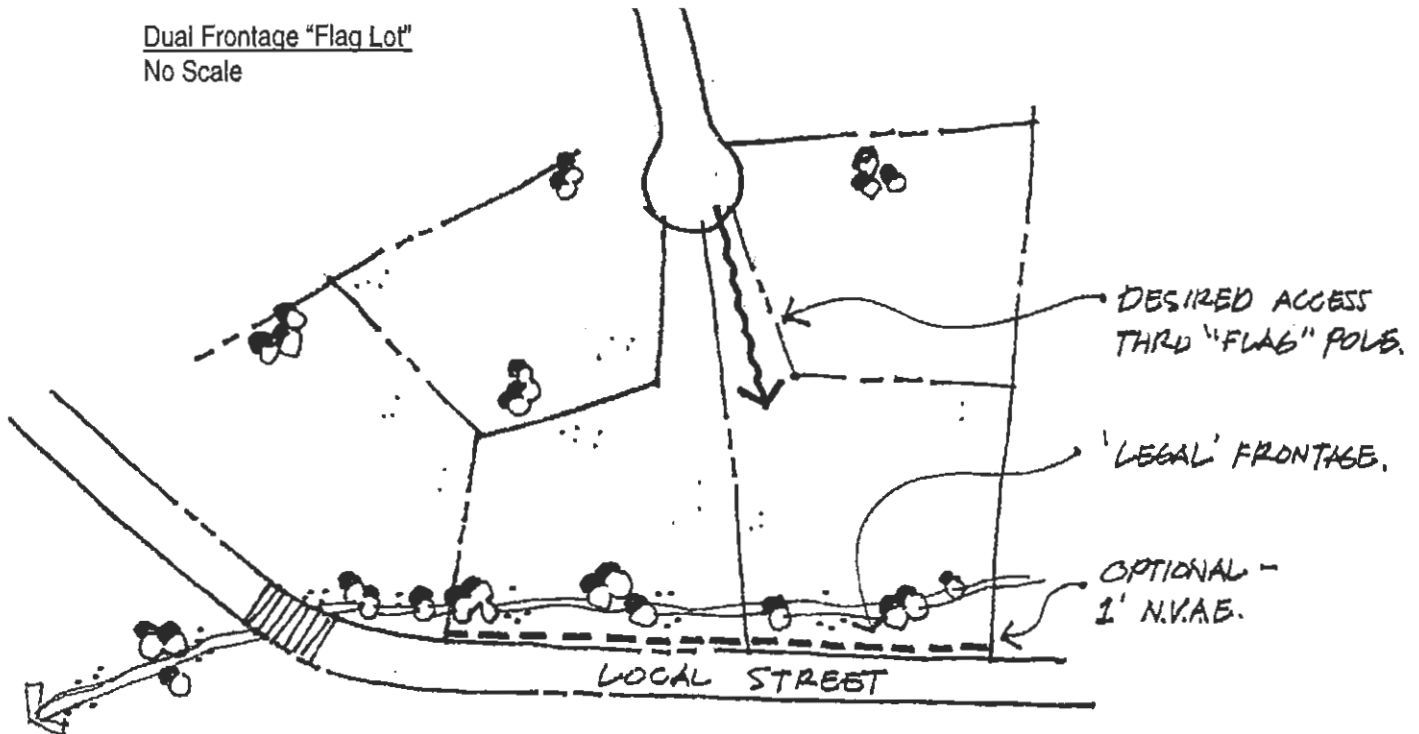
\* Maximum reductions as allowed by in Section 6.1083 of the ESL ordinance

**WILDCAT HILL**

**FLAG LOT EXAMPLES.**

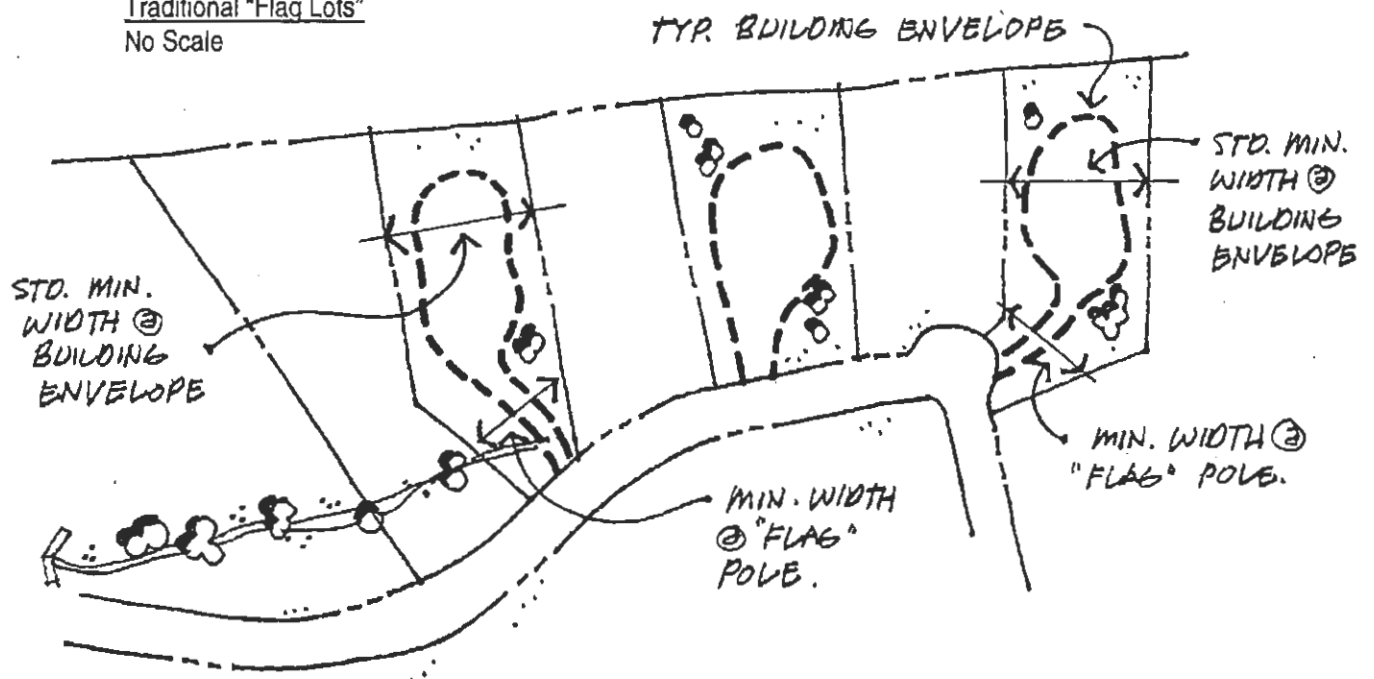
Dual Frontage "Flag Lot"

No Scale

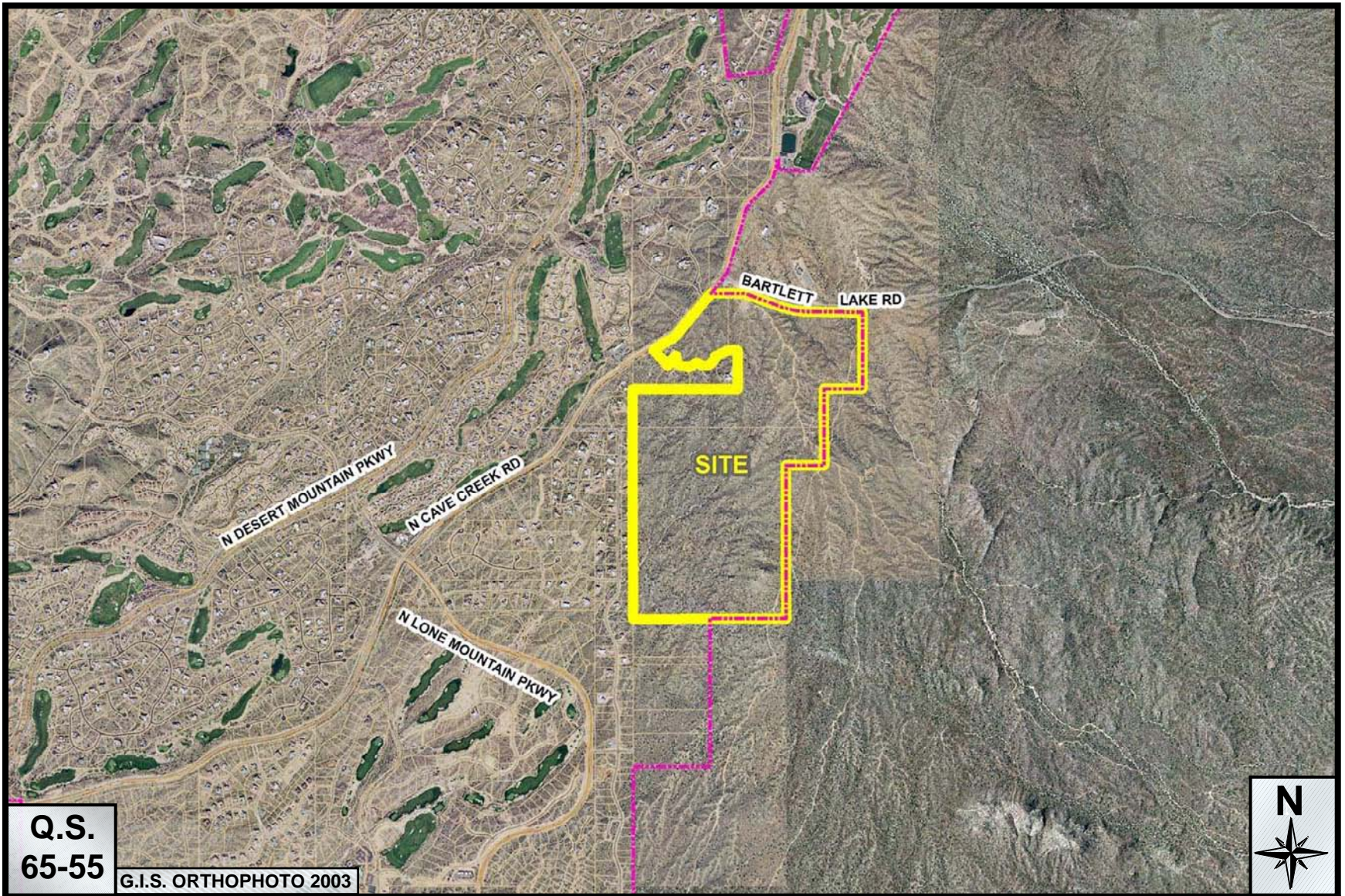


Traditional "Flag Lots"

No Scale





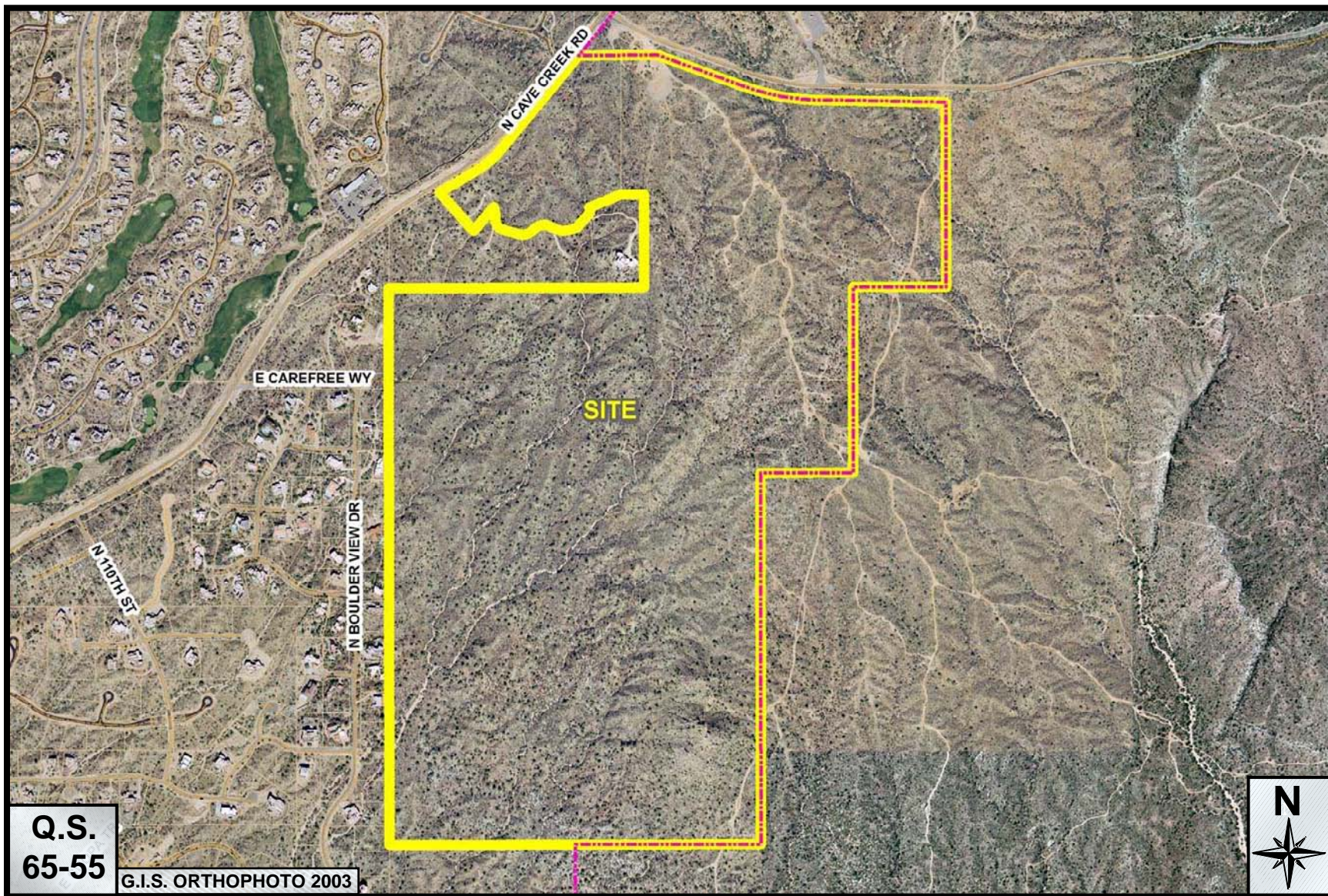


Wildcat Hill

8-PP-2005

ATTACHMENT #2





Wildcat Hill

8-PP-2005

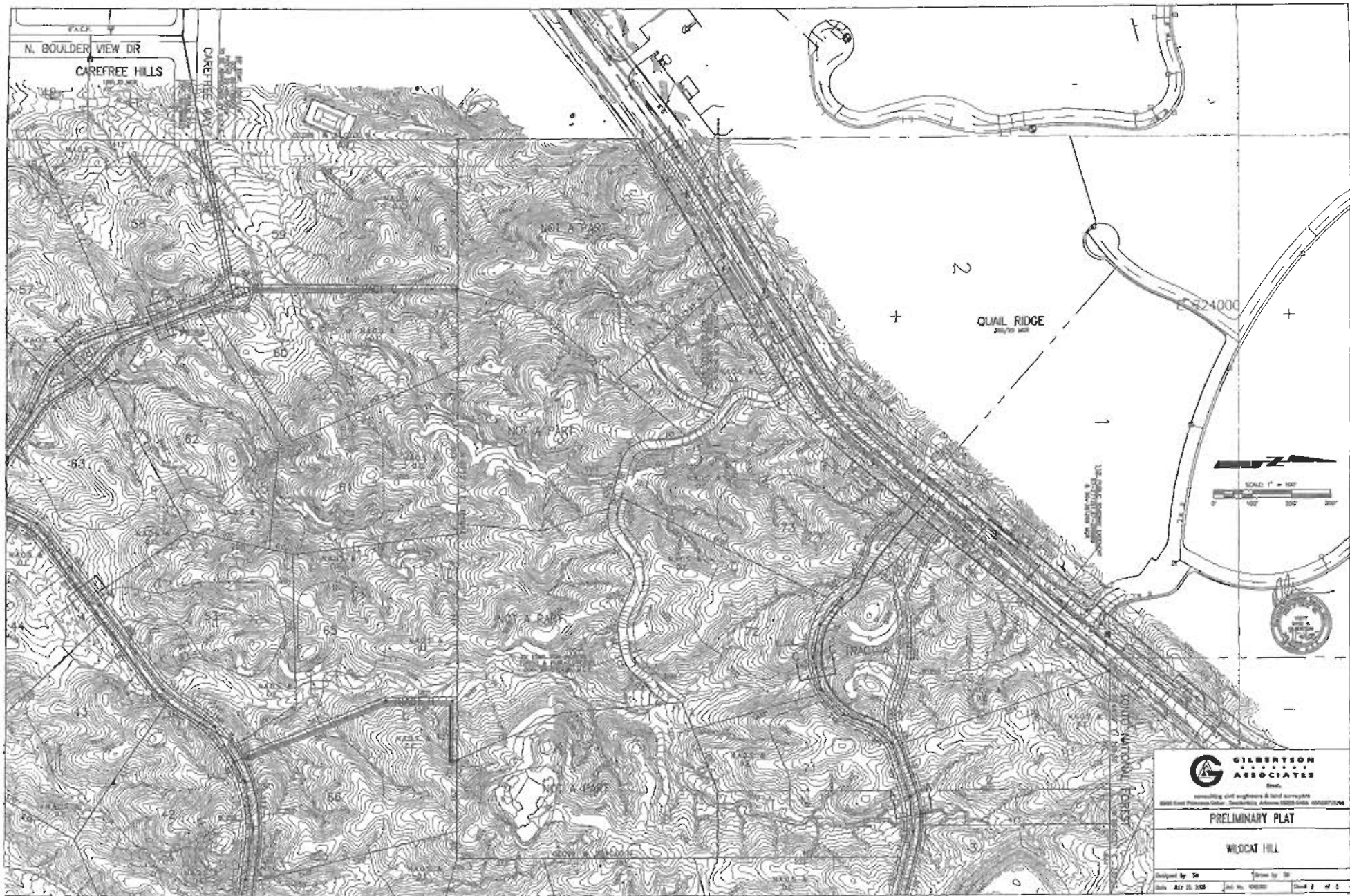
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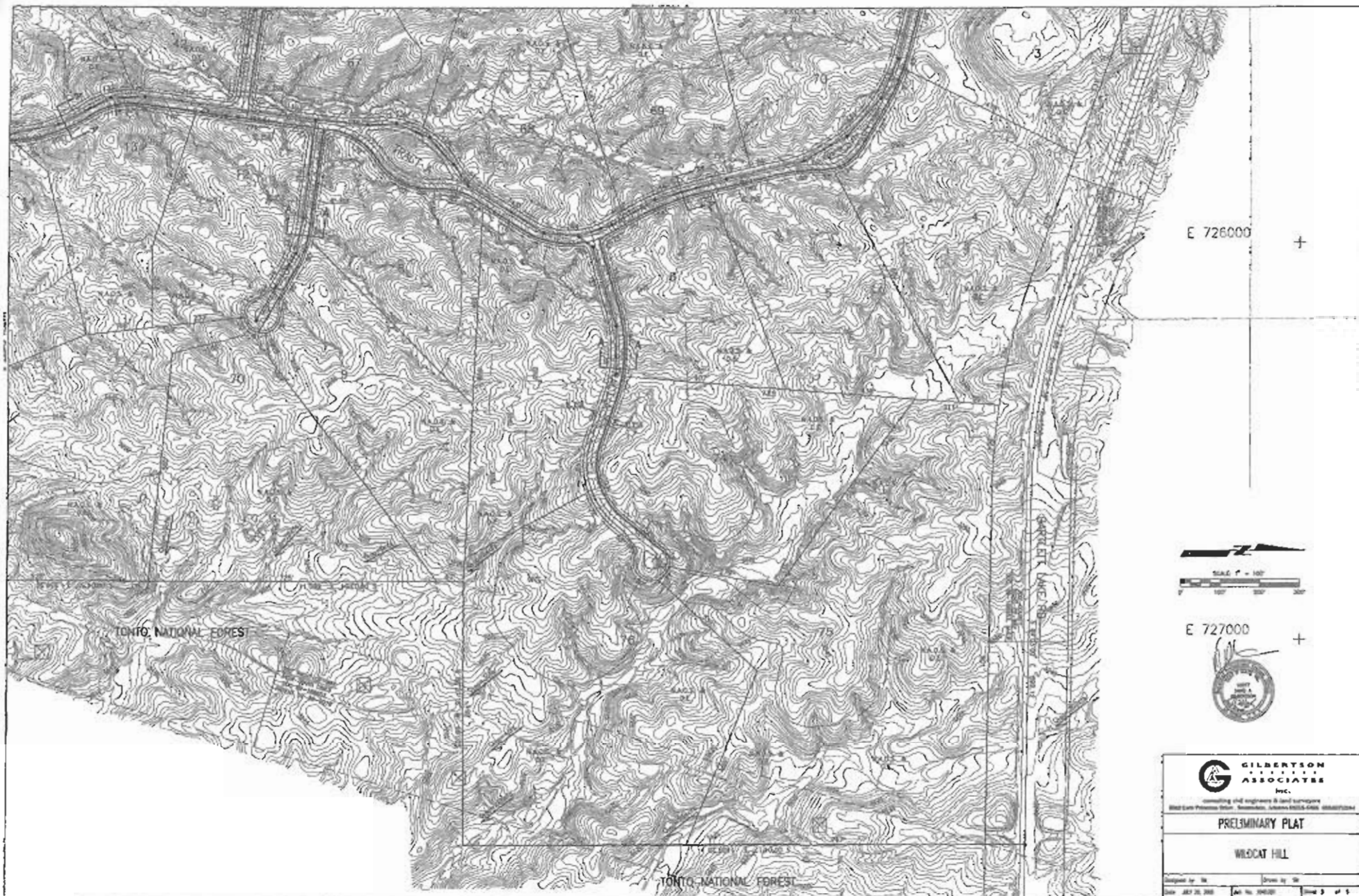
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8-PP-2005  
7/22/05



143-PA-2004





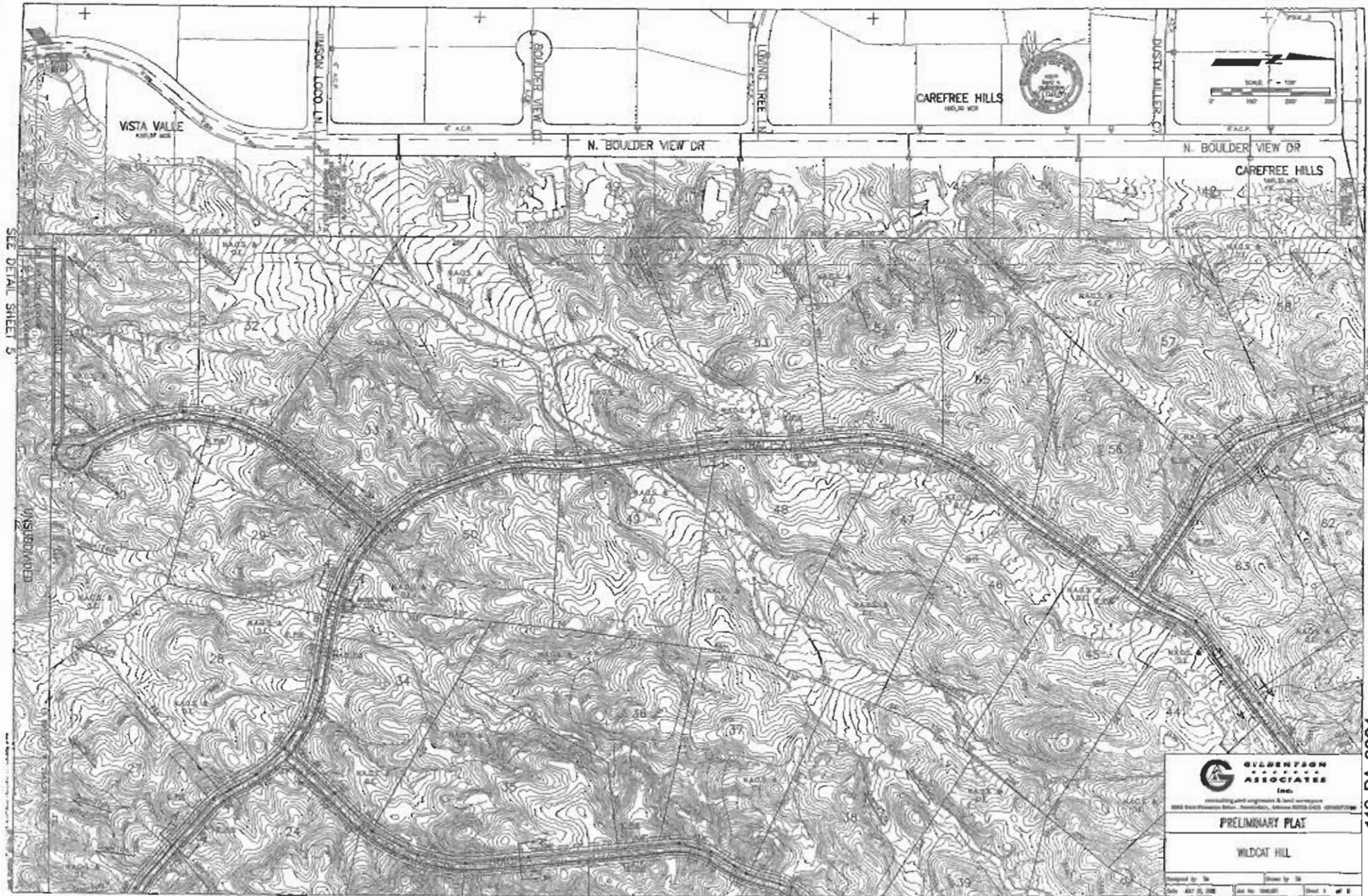
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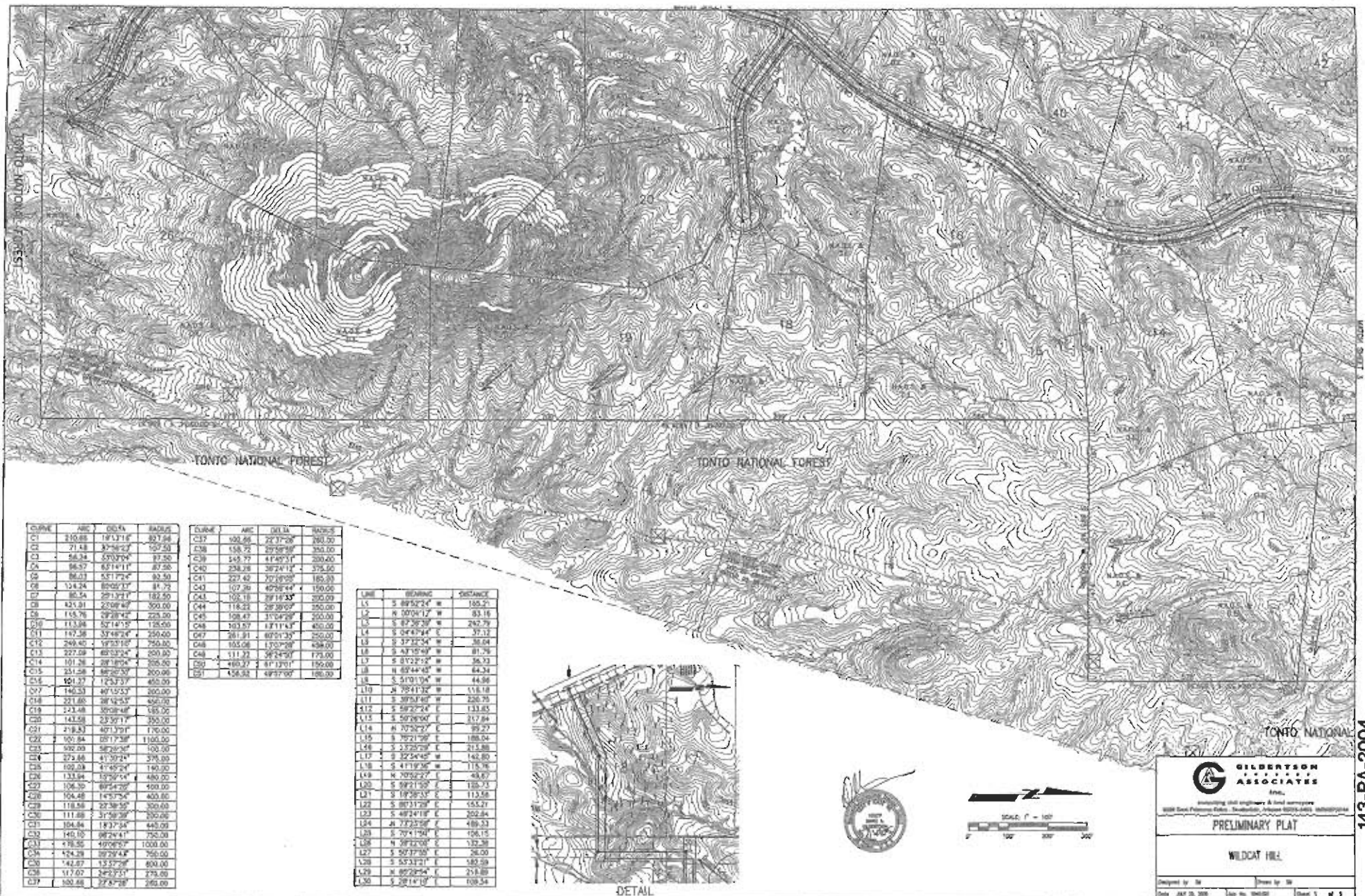
	
<b>GILBERTSON ASSOCIATES</b> INC.	
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 2000 East Pleasant Street, Suite 100, Reno, NV 89502-1000 (775) 784-1000	
<b>PRELIMINARY PLAT</b>	
<b>WILDCAT HILL</b>	
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Date: JUL 25, 2003	Job No: 040301
Sheet 3 of 5	

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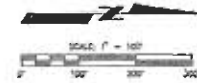
CURVE	ARC	DELTA	RADIUS
C1	210.88	19°13'11"	807.84
C2	71.48	3°56'23"	107.50
C3	56.34	5°03'04"	97.30
C4	86.57	6°14'11"	87.58
C5	86.03	5°51'23"	92.30
C6	124.34	10°05'37"	81.72
C7	88.54	2°51'32"	182.50
C8	425.91	2°09'49"	300.00
C9	155.76	2°28'42"	223.00
C10	113.84	5°21'15"	175.00
C11	187.38	3°48'24"	350.00
C12	249.40	1°53'10"	750.00
C13	227.08	8°52'24"	200.00
C14	101.26	2°01'04"	305.00
C15	251.58	4°02'30"	200.00
C16	101.27	1°23'37"	450.00
C17	140.33	4°15'53"	200.00
C18	221.60	2°52'53"	400.00
C19	243.48	3°03'48"	185.00
C20	143.58	2°30'17"	350.00
C21	218.83	4°01'39"	170.00
C22	201.84	0°17'38"	1100.00
C23	492.09	5°25'35"	100.00
C24	273.66	4°10'24"	375.00
C25	100.08	4°45'24"	140.00
C26	133.84	5°29'54"	480.00
C27	106.30	6°54'20"	400.00
C28	104.48	14°57'54"	400.00
C29	118.58	2°38'30"	300.00
C30	111.88	3°58'30"	350.00
C31	104.84	18°37'34"	440.00
C32	140.10	0°24'41"	750.00
C33	178.30	4°09'07"	1000.00
C34	124.28	10°29'44"	750.00
C35	142.87	13°27'26"	800.00
C36	117.07	24°52'21"	275.00
C37	100.48	22°47'28"	260.00

CURVE	ARC	DELTA	RADIUS
C38	158.72	2°57'28"	340.00
C39	145.77	4°40'51"	200.00
C40	238.28	3°24'12"	375.00
C41	227.42	2°18'05"	185.00
C42	107.36	4°28'44"	150.00
C43	102.18	3°16'33"	200.00
C44	118.22	2°08'07"	350.00
C45	108.47	3°14'28"	250.00
C46	103.57	1°11'43"	450.00
C47	281.91	6°05'33"	250.00
C48	105.06	1°03'28"	450.00
C49	111.22	5°24'50"	175.00
C50	480.27	8°12'01"	150.00
C51	458.32	4°57'00"	180.00

LINE	BEARING	DISTANCE
L1	S 89°52'24" W	185.21
L2	N 10°04'12" W	83.16
L3	S 87°30'30" W	242.79
L4	S 34°43'44" E	37.12
L5	S 37°32'54" W	36.64
L6	S 43°15'49" W	81.76
L7	S 37°22'22" W	36.72
L8	N 59°44'45" W	64.24
L9	S 51°01'04" W	44.86
L10	N 70°41'32" W	118.18
L11	S 39°03'40" W	226.70
L12	S 58°22'24" E	133.85
L13	S 58°08'00" E	317.84
L14	N 70°26'27" E	35.27
L15	S 78°21'59" E	188.04
L16	S 15°25'09" E	215.88
L17	S 32°54'45" W	142.80
L18	S 41°19'36" W	115.76
L19	N 70°52'27" E	48.87
L20	S 58°21'55" E	135.71
L21	S 19°26'33" E	113.58
L22	S 88°31'29" E	65.21
L23	S 48°24'18" E	202.84
L24	N 72°23'58" E	489.33
L25	S 70°41'30" E	126.15
L26	N 58°12'00" E	132.36
L27	S 50°37'30" E	26.00
L28	S 35°31'21" E	180.00
L29	N 69°22'24" E	218.88
L30	S 28°14'10" E	108.54



DETAIL





**GILBERTSON  
ASSOCIATES**  
INC.

Surveying, civil engineering & land services  
1000 East Palmer Road, Suite 100, Aurora, CO 80012-4401, USA  
Phone: (303) 681-1111 Fax: (303) 681-1112

**PRELIMINARY PLAT**

**WILDCAT HILL**

Designed by: SM      Drawn by: SM  
Date: JAN 20, 2008      Job No: 104001      Sheet 1 of 1

Wildcat Hill  
Cave Creek & Bartlet Lake Roads  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
  - ☐ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, 14. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1200 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. SEE PLANS

## ATTACHMENT A

## **Stipulations for Case: 8-PP-2005**

### **Case Name: Wildcat Hill**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson Associates, Inc., dated 07/22/05 by City staff.
- b. The Master Environmental Design Concept Plan (MEDCP) for Wildcat Hill, 1-MP-2005, as stipulated.
- c. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- d. Each lot shall be constructed to comply with the Amended Development Standards submitted by Tornow Associates, P.C., dated 07/25/05 by City staff.
- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Tornow Associates, P.C., as shown in the Wildcat Hill Master Environmental Design Concept Plan.
- f. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Gilbertson Associates, Inc., dated 06/01/05 by City staff.
- g. The Conceptual Walls Design by Tornow Associates, P.C., as shown in the Wildcat Hill Master Environmental Design Concept Plan.
- h. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Gilbertson Associates, Inc., dated 07/22/05 by City staff.

#### **Engineering Documents**

- i. Preliminary Drainage Report for Wildcat Hill; prepared by Gilbertson & Associates, dated 5-30-05.
- j.- Water System Basis of Design Report for Wildcat Hill; prepared by Gilbertson & Associates, dated 6-1-05.
- k. Wastewater System Basis of Design Report for Wildcat Hill; prepared by Gilbertson & Associates, dated 6-1-05.

#### **Relevant Cases**

- l. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 7-ZN-2001 and 1-MP-2005. 1-MP-2005 is going before the DRB at the same time as case 8-PP-2005.

### **Subdivision Plat Requirements**

#### **Subdivision Design**



**DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 161.69 acres.
7. *A permanent Conservation Area Easement (CAE) shall be dedicated to protect Wildcat Hill. The Conservation Area Easement shall be identified and noted on the final plat.*
8. *The Developer shall provide a buffer between the building envelopes of the Wildcat Hill subdivision and any existing residential properties surrounding the site. The buffer shall be at a minimum of 120 feet and average of 140 feet in width.*
9. *All subdivision walls or fencing to be placed on individual lots shall be within a dedicated Wall and Landscape Easement with maintenance to be the responsibility of the subdivision homeowners' association. Easement shall be a minimum of ten (10) feet in width. No solid walls or masonry columns shall be allowed within NAOS areas. Any wire fencing within NAOS areas shall have Wall and Landscape Easement on five (5) feet of either side of fencing. Locations of fencing shall be shown as revegetated NAOS on NAOS Exhibit.*
10. *The Developer shall submit a separate graphic identifying all boulders that meet the criterion as defined in the Zoning Ordinance for review with final improvement plan submittal. All boulders that meet the requirement for protection under the definition of the Zoning Ordinance shall be protected by a boulder easement.*
11. *Any wash of 50 cfs or greater flow during a 100-year event must remain unaltered and its natural condition. Any proposed modification of any wash of 50 cfs or greater flow during a 100-year event, other than the crossing of such a wash by a proposed roadway, shall require Zoning Administrator review and approval.*

**Ordinance**

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.

**STREET DEDICATION REQUIREMENTS****DRB Stipulations**

12. For the subdivision entry design, the ingress and egress lanes shall be placed closer to each other.
13. Provide emergency access connection at Carefree Highway between lots 58 and 59.
14. Exception lots (not part of this subdivision) shall have right-of-way or private street tract frontage. The developer shall provide such access and shall include this with the final plat of this subdivision.
15. The developer shall construct and dedicate a turn-around at end of the exception lots access. The access to these lots shall be 20 feet minimum width.
16. For lot driveways over 200 feet need turn around area on lot. For driveways over 300 feet need passing area on driveway for fire truck. See Fire staff for more information.

17. The internal streets shall be 40 foot wide tracts with 23 feet or 24 feet BC-BC. One-way sections shall be, at a minimum, 20 foot wide.

### Ordinance

B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Cave Creek Rd.	Existing	See note "A"
Bartlett Lake Rd.	Existing	See note "B"
Internal Streets (private) (Private)	Local Residential	40' (full width) per Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Note "A" - The developer shall construct a left turn lane and dedicate sufficient R.O.W. and shall construct a right turn deceleration lane on Cave Creek Road at site entrance. The deceleration lane design shall be in accordance with the City of Scottsdale D.S.&P.M. requirements.

Note "B" - The developer shall construct a 5 foot wide paved shoulders for bike lanes.

### Easements

#### DRB Stipulations

##### 18. Vista Corridor

- a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
- b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

##### 19. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a public trail easement in southeast portion of this site in the power line corridor. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall construct pedestrian connections to trail along east side. Provide connections from four cul-de-sacs on east side of site.

##### 20. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

##### 21. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Cave Creek Rd. and Bartlett Lake Rd. except at the approved driveway location.

##### 22. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
- b. Emergency Access Easement: The developer shall dedicate emergency access easement and construct emergency access connection at Carefree Highway between lots 58 and 59.

## **Ordinance**

### **C. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

### **D. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

### **E. Vista Corridor Easements:**

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

### **F. Public Utility Easement:**

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

### **G. An Natural Area Open Space Easement (NAOS):**

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

## **Other**

### **DRB Stipulations**

23. The drainage report concept has been accepted by the City's Transportation/Drainage Department. Details shall be added at the time of final drainage report/final civil plans submittal.
24. If there will be more than one construction phase for this subdivision, the developer shall submit a Master Drainage Report and Plan to the City of Scottsdale for review and approval by the City's Transportation and Drainage department prior to final plans submittal to the city.
25. The developer is responsible for submittal of water and sewer B.O.D. reports to the City of Scottsdale Water Resources Department, attn: Doug Mann. The B.O.D. reports must be approved by the Water Resources Department prior to final civil plans submittal.
26. The Pre-Annexation agreement 2000-066-COS shall apply to this proposal.

## **Final Improvement Plan Requirements**

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### **PLANNING**

#### **Gate House Design And Amenity Feature Design**

##### **DRB Stipulations**

27. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
28. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
29. All exterior conduit and raceways shall be painted to match the building.
30. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.

##### **Ordinance**

- H. No paint color shall exceed a Light Reflective Value of thirty-five (35) percent, or a value and chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

#### **Walls, And Fence Design**

##### **DRB Stipulations**

31. All walls shall match the architectural color, materials and finish of those identified in the Master Environmental Design Concept Plan for Wildcat Hill (1-MP-2005).
32. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
33. Solid, opaque walls higher than three (3) feet shall be set back five (5) feet from the Vista Corridor easement and NAOS easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height adjacent to a Vista Corridor easement and NAOS easement.
34. Walls for the purpose of drainage control and drainage structure may be located within the Vista Corridor easement only adjacent to streets, and shall not be located more than fifteen (15) feet into the easement measured from the curb (when provided) or edge of pavement (when curbs are not provided).
35. Walls for the purpose drainage control and drainage structure shall not be located within the NAOS easements.
36. *The maximum height of a wall, fence, or a combination of the two, shall not exceed eight (8) feet. Wall/fence height shall be measured from the natural grade outside of the enclosure to the absolute top of the wall/fence.*

##### **Ordinance**

- I. Walls shall be located only within any approved construction envelope.
- J. No wall paint color shall exceed a Light Reflective Value of thirty-five (35) percent, or a value and chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

#### **Natural Area Open Space (NAOS)**

##### **DRB Stipulations**

37. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
38. NAOS shall not be dedicated within 5-feet of any building
39. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
40. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

41. *NAOS shall not be shown on NAOS exhibit or dedicated within existing forest roadway easement on western edge of site until such time that easement is abandoned.*
42. *No solid walls or masonry columns shall be allowed within NAOS areas. Proposed wire fencing only shall be allowed within NAOS areas. Revegetated NAOS shall extend five (5) feet on either side of wire fencing. Revegetated NAOS shall be shown for fencing areas on NAOS Exhibit and calculated as reveg in NAOS totals.*

**Ordinance**

- K. NAOS must be a minimum of thirty (30) feet in width and 4,000 square feet of contiguous area.

**Construction Envelope Exhibit****DRB Stipulations**

43. Add the following note to the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
44. *The construction envelope exhibit shall be modified to remove the area of any wash of 50 cfs or greater flow in a 100-year event from the building envelope of all lots.*
45. *The building envelope for Lots 31-33, 51-55, and 57-59 shall be modified to show the required front yard setback taken from the back of the existing forest roadway easement until such a time that easement is abandon.*
46. *The building envelope exhibit shall be modified to reflect building setback requirements for front, side, and rear yards for all lots.*

**Ordinance**

- L. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

**Landscape Design****DRB Stipulations**

47. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
48. Salvaged vegetation shall be incorporated into the landscape design.
49. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
50. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

**Ordinance**

- M. All species shall be selected solely from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.
- N. Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette.

**Exterior Lighting Design****DRB Stipulations**

51. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
52. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.

53. Incorporate into the project's design, the following:

Gate House Design And Amenity Entry Feature Design

- a. Fixtures shall be a flat black or dark bronze finish.
- b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Landscape Lighting

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Fixtures shall be a flat black or dark bronze finish.
- e. Landscaping lighting shall only be utilized to accent plant material.
- f. All landscape lighting directed upward, shall be aimed away from property line.
- g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

Path lighting

- h. Path light fixtures shall meet all IESNA requirements for cutoff.
- i. Fixtures shall be a flat black or dark bronze finish.
- j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Ordinance**

- O. The landscape light lamps shall not exceed 15 watts.
- P. Building mounted light lamp shall not exceed a capacity of 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
- Q. Building mounted lighting shall not exceed a height of 6-feet.
- R. The path light lamps shall not exceed 15 watts.
- S. The maintained maximum and average maintained horizontal illuminance at grade shall not exceed 4.0 and 1.0, respectively.
- T. The initial vertical illuminance (maximum spill directly out of the property) at 6 feet above grade around the entire property line shall not exceed 0.1 footcandles.

**Additional Planning Items**

**DRB Stipulations**

- 54. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 55. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

## ENGINEERING

### Drainage And Flood Control

#### DRB Stipulations

56. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. Any conceptual or substantial changes not consistent with the Wildcat Hill Drainage Plan; prepared by Gilbertsons & Associates, accepted on 5-31-05, shall require an addendum to this Drainage Plan, subject to review and approval by the city staff.
  - b. Addendum generated shall be added to the appendix of the Wildcat Hill Final Drainage Report.
  - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
57. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
58. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
59. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
60. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
61. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
62. Provide positive drainage away from walks and curbs along all streets.
63. Riprap shall be indigenous stone.
64. All exposed cut and fill shall be treated with Eonite or equivalent.

#### Ordinance

- U. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.

(5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

V. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.

W. Other Stormwater Storage:

(1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

(2) Drywells are not allowed.

X. Street Crossings:

(1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **Roadway, Intersection, And Access Design**

#### **DRB Stipulations**

65. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
<b>Cave Creek Rd.</b>		<b>Existing</b>		<b>See note "A"</b>
<b>Bartlett Lake Rd.</b>		<b>Existing</b>		<b>See note "B"</b>
<b>Internal Streets (private)</b>	<b>Local Residential</b>	<b>Minimum 23 feet B/C to B/C (see Figure 700-5 of City of Scottsdale's D.S.&amp;P.M.) One-way sections need to be minimum 20 foot wide.</b>	<b>Ribbon (or roll curb if and when warranted)</b>	<b>40' (full width) per D.S. &amp; P.M., per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street</b>

Note "A" - The developer shall construct a left turn lane and dedicate sufficient R.O.W. and shall construct a right turn lane deceleration lane on Cave Creek Road at site entrance. The deceleration lane design shall be in accordance with the City of Scottsdale D.S.&P.M. requirements.

Note "B" - The developer shall construct a 5 foot wide paved shoulders for bike lanes.

66. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual. The entry design should make ingress and egress lanes closer than shown in preliminary plans submitted to the City of Scottsdale.



67. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
68. Roadways shall include left and right turn lanes, deceleration lanes, and median breaks as conceptually identified in the accepted preliminary Plan, unless otherwise approved by the City of Scottsdale Transportation Department General Manager.
69. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

#### **Ordinance**

- Y. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased.

#### **Trails And Paths**

##### **DRB Stipulations**

70. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 feet wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
71. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
72. The developer shall construct all public trails in southeast portion of site in power line corridor and any other location as required by the City of Scottsdale's Trail Coordinator, per the MEDCP in accordance with the DS& PM.
73. The developer shall construct all public paths (sidewalks) per the MEDCP along all internal streets in accordance with the MAG Standard Details as determined by the Plan Review Staff.
74. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

#### **Refuse**

##### **DRB Stipulations**

75. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

#### **Ordinance**

- Z. Underground vault-type containers are not allowed.
- AA. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- BB. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### **Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

##### **DRB Stipulations**

76. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of

design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
- b. Identify the timing of and parties responsible for construction of all water facilities.
- c. Include a complete description of requirements relating to project phasing.
- d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.

77. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.

Identify the timing of and parties responsible for construction of all sanitary sewer facilities.

Include a complete description of requirements relating to project phasing.

Clearly identify water sampling station locations as applicable.

78. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

79. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

80. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

## Water

### **Ordinance**

CC. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

## Wastewater

### **Ordinance**

DD. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**Bridge/Wash Crossing And Head Wall Design****DRB Stipulations**

81. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
82. Bridges:
  - a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
  - b. Bridge (or other crossings) finish shall match that shown in the Wildcat Hill Master Environmental Design Concept Plan (MEDCP).

**Ordinance**

- EE. All bridge designs shall be in conceptual conformance to the Wildcat Hill MEDCP, case 1-MP-2005, as stipulated.

**Construction Requirements**

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**As-Builts****DRB Stipulations**

83. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
84. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
85. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
86. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards\***

\*Submitted by Tornow Associates, P.C.; dated 07/25/05 by City Staff

<b>Subdivision Name</b>	<b><i>Wildcat Hill</i></b>
<b>Zoning</b>	<b>R1-190 ESL</b>

	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
<b>Min. Lot Area</b>	190,000 sq. ft.	25%	<b>144,000 sq. ft.</b>	25%
<b>Min. Lot Width</b>				
Standard Lot	300 feet	25 %	<b>225 feet</b>	25 %
Flag Lot	N/A	N/A	<b>20 feet</b>	N/A
<b>Maximum Building Height</b>	24 feet	N/A	<b>24 feet</b>	N/A
<b>Min. Yard Setbacks</b>				
<b>Front Yard</b>				
Front (to face of building)	60 feet	25 %	<b>60 feet</b>	0 %
Front (to face of garage)	60 feet	25 %	<b>60 feet</b>	0 %
Front (corner lot, not adjacent to key lot, side street)	60 feet	25 %	<b>45 feet</b>	25 %
Front (corner lot, adjacent to key lot, side street)	60 feet	25 %	<b>60 feet</b>	0 %
Front (double frontage)	60 feet	25 %	<b>60 feet</b>	0 %
<b>Side Yard</b>				
Minimum	30 feet	25 %	<b>30 feet</b>	0 %
Minimum aggregate	60 feet	25 %	<b>60 feet</b>	0 %
<b>Rear Yard</b>				
Standard Depth	60 feet	25 %	<b>60 feet</b>	0 %
Min. Depth (% of difference which can be occupied)	N/A	N/A	<b>N/A</b>	N/A
Patio*	N/A	N/A	<b>N/A</b>	N/A
<b>Distance Between Buildings (Min)</b>				
Accessory & Main	10 feet	25 %	<b>10 feet</b>	0 %
Main Buildings/Adjacent Lots	60 feet	25 %	<b>60 feet</b>	0 %
<b>Maximum Wall Height</b>				
Front	3 feet	N/A	<b>3 feet</b>	N/A
Side	8 feet	N/A	<b>8 feet</b>	N/A
Rear	8 feet	N/A	<b>8 feet</b>	N/A
Corner side not next to key lot	8 feet	N/A	<b>8 feet</b>	N/A
Corral fence height (on prop line)	6 feet	N/A	<b>6 feet</b>	N/A
<b>Development Perimeter Setbacks</b>				
<b>Notes &amp; Exceptions</b>				
1. See Legislative Draft for approved Development Standards.				